



MUSEUM TOWER OWNERS ASSOCIATION

550 Front Street
San Diego, Ca 92101

Phone: 619.533.7960
Fax: 619.533.7964

February 21, 2006

Via First Class Mail/Hand Delivery

Michael De Cotiis, Chairman and CEO
Pinnacle International
Suite 300 - 911 Homer Street
Vancouver, B.C. V6B 2W6

Dear Mr. De Cotiis:

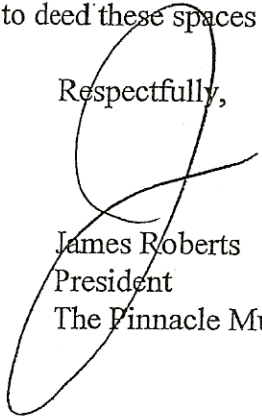
During a recent walking tour of the project with the homeowner members of the Board of Directors, we learned that the developer has yet to deed title to the fourteen parking spaces at the ground floor level (P6-P19) to the HOA for visitor parking.

These spaces are essential to orderly operation of the building in terms of visitor parking and parking for delivery service people. As former President of Horizons HOA, I must note that Bosa Development deeded 17 such visitor spaces in that project to the HOA for 211 units and on a proportionate basis (14 for 181 units at Pinnacle) would be the corresponding number.

In addition, because all aspects of staffing are greater than at Horizons (e.g., concierge, security, building facilities, etc.) the Tower during normal business hours has a requirement of 10 spaces for staff/personnel and these should be provided on P1 from the developer/builders inventory of retained spaces.

Please confirm your willingness to deed these spaces to the HOA.

Respectfully,


James Roberts
President
The Pinnacle Museum Tower Board of Directors

cc: Board of Directors (First Class Mail or hand delivery)